

144.0

0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

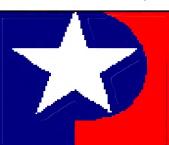
Total Card / Total Parcel
722,200 / 722,200

USE VALUE:

722,200 / 722,200

ASSESSED:

722,200 / 722,200


Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 35 | | HIGH HAITH RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|------------------|
| Owner 1: | HANDRAHAN JOHN R |
| Owner 2: | |
| Owner 3: | |

Street 1: 35 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HANDRAHAN JOHN R -

Owner 2: -

Street 1: 35 HIGH HAITH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,614 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5614 | | Sq. Ft. | Site | | 0 | 80. | 1.05 | 9 | | | | | | | | | 470,736 | | | | | | 470,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101 | | 5614.000 | 248,800 | 2,700 | 470,700 | 722,200 | | | 94061 |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | Insp Date |
| | | | | | | | | | 01/22/09 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 248,800 | 2700 | 5,614. | 470,700 | 722,200 | 722,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 202,400 | 2700 | 5,614. | 441,300 | 646,400 | 646,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 202,400 | 2700 | 5,614. | 364,800 | 569,900 | 569,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 202,400 | 2700 | 5,614. | 335,400 | 540,500 | 540,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 202,400 | 2700 | 5,614. | 306,000 | 511,100 | 511,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 191,000 | 2700 | 5,614. | 300,100 | 493,800 | 493,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 191,000 | 2700 | 5,614. | 278,900 | 472,600 | 472,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 191,000 | 2700 | 5,614. | 265,400 | 459,100 | 459,100 | | 12/13/2012 |

Parcel ID 144.0-0004-0004.0

!11235!

PRINT

Date

Time

12/11/20

01:25:39

LAST REV

Date

Time

11/01/17

09:29:15

mmcmakin

Prior Id # 3:

11235

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-------------|------------|---|-----|-------|-----------------------------------|
| HANDRAHAN JOHN | 14457-214 | | 11/2/1981 | Convenience | | 1 | No | No | Eleanor M Handrahan dod 11/8/2013 |
| HANDRAHAN JOHN | 9972-94 | | 1/17/1962 | Convenience | | 1 | No | No | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|---------|
| 7/16/2010 | 834 | Re-Roof | 16,800 | | | | | | 1/22/2009 | Meas/Inspect | 336 | PATRIOT |
| | | | | | | | | | 1/4/2000 | Inspected | 264 | PATRIOT |
| | | | | | | | | | 12/1/1999 | Mailer Sent | | |
| | | | | | | | | | 11/18/1999 | Measured | 256 | PATRIOT |
| | | | | | | | | | 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------|-----------------|-----|---------------------------|-----------------|------|-----|--------------------------------------|---------------------|-------|---------------------|------------------------------------|-------|-------|------------|--------------|--------------|-------|---|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 15 - Old Style | | | | Full Bath: 1 | Rating: Average | | | PDAS. | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1920 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G12 | | Fact: . | | Floor: | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV - Average | 31. | % | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 7 | 4 | M | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | | | | | | | |
| Sec Floors: 2 - Softwood | 50% | | | Total: | 31 | % | | Plumbing: | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 130.00 | | | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | | General: | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99485052 | | | | COMPARABLE SALES | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 174.596 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 62500 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 360592 | | | | | Juris. Factor: 1.00 | | Before Depr: 174.60 | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 111784 | | | | | Special Features: 0 | | Val/Su Net: 99.28 | | | | | | | | | | | | |
| | | | | Depreciated Total: 248809 | | | | | Final Total: 248800 | | Val/Su SzAd: 171.35 | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Serial #: | | | | | Year: | | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Model: | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | PARCEL ID 144.0-0004-0004.0 | | | | | | | | IMAGE | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 3 | Garage | D | Y | 1 | 12X20 | F | FR | 1920 | | 22.87 | T | 50 | 101 | | | | | 2,700 | | | | | |
| 2 | Frame Shed | D | Y | 1 | 6X12 | F | FR | 1960 | | 0.00 | T | 50 | 101 | | | | | | | | | | |
| More: N | | | | Total Yard Items: 2,700 | | | | Total Special Features: | | | | | | | | Total: 2,700 | | | | AssessPro Patriot Properties, Inc | | | |